



GARDEN STIRLING BURNET

44 COALGATE AVENUE
TRANENT, EAST LoTHIAN, EH33 1JR



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SUMMARY

This three-bedroom mid-terraced house is situated on an established residential street in Tranent and although it is now in need of upgrading, it offers an exciting blank canvas for its new owner to style to their own taste. The property benefits from a particularly spacious rear garden and a private front driveway, and it is ideally positioned for swift access to Tranent's amenities, including shops, schools, and transport links. Furthermore, it lies within easy reach of the coast, whilst Edinburgh is just a short journey away.

Extras: The property shall be sold as seen.

FEATURES

- Mid-terraced house in Tranent
- Excellent potential for upgrading
- Entrance vestibule and hall with storage
- Good-sized living/dining room
- Breakfasting kitchen and adjoining utility room with storage and external access
- Three double bedrooms with built-in storage
- Bright three-piece bathroom
- Large, southwest-facing rear garden
- Private front driveway
- Gas central heating and double glazing





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington

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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

